



Christian Brothers

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January 22, 2018

From: Christian Brothers Automotive Corporation
17725 Katy Freeway, Suite 200
Houston, TX 77094

To: El Paso County

RE: Letter of Intent - Christian Brothers Automotive

Current Owner: Third Idgas LLC
C/O Homker LLC
4231 S Natches Court, Suite A
Englewood, CO 80110

Site Location: 7699 McLaughlin Road, also known by the following legal description: Lot 2, Woodmen Hills Filing 7J

Tax Schedule Number: 4307210007

Size of parcel: 1.31 acres

It is the current owners' intention to sell the subject property to Christian Brothers Automotive, for the purpose of constructing a Christian Brothers Automotive repair facility. Christian Brothers Automotive proposes to construct an approximately 5,800 sf automotive repair facility within the Falcon Town Center at the northwest corner of Woodmen Road and Highway 24. The single story structure will include a lobby/sales area, 10 bays for the repair work, 36 parking stalls, concrete paving, storm sewer improvements, and landscaping improvements. The site is accessible from an existing entrance in the southeast quadrant of the Safeway parking lot. No other points of access will be provided, and specifically no access will be obtained from Woodmen Road or Highway 24. Utilities are provided on-site, with water and sanitary sewer being provided by Woodmen Hills Metropolitan District. Colorado Springs Utilities will provide gas service, and Mountain View Electric Association will provide electrical service.

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The site is zoned Commercial Regional (CR), which allows an automotive repair facility by Special Use. Christian Brothers Automotive will submit for a Special Use permit concurrent with the review of the Site Development plan.

Special Use Code Compliance:

The proposed facility will comply with the Special Use criteria as outlined in Chapter 5 of the Land Development Code, specifically addressed as follows below.

1. The special use is generally consistent with the applicable Master Plan.
2. The special use will generally be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area. The proposed automotive repair facility will be consistent with the use of the surrounding lots. Immediately adjacent to the proposed use, is an O'Reilly Auto parts store, and adjacent to O'Reilly's is a Jiffy Lube facility.
3. The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner. The site is currently serviced by water, sanitary sewer, gas, and electrical utilities. Each utility has provided a commitment to service this facility.
4. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access. The proposed facility will gain access from the existing access from the parking lot. Access will not be provided from Woodmen Road or Highway 24. It is anticipated that approximately 20 vehicles per day will access the site, therefore a Traffic Impact Study is not required for the site.
5. The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution.
6. The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County.
7. The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

This seems low - is it peak hour trips?

Below are additional general facts regarding Christian Brothers Automotive, and the proposed facility.

Architecture:

All plans, specifications, and uses will be in compliance with local code, ordinances, and are in keeping with the neighboring developments or higher in standard. Variances will be addressed on a case by case basis with County staff and Reviewing Agencies.

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The artist's rendering below is a representation of our standard prototype for a nine bay facility. The facility proposed at this site will be a ten bay facility, with the bays back to back, as opposed to the linear layout as depicted in the rendering.



Hours of Operation and Standard Procedures

Unlike most other light automotive service facilities, Christian Brothers keep a more conservative schedule. We open at 7 am, and close no later than 7 pm, Monday through Friday, and Saturdays for the first 180 days of operation. Most vehicles left overnight are stored within our secure bays for customer peace of mind and insurance parameters. We do not do tire recapping or body repair. These two activities are major noise and storage generators and are not a component of our scope of work.

Additionally, repairs occasionally designated as Heavy Vehicle Services are not a major component of our scope of work, comprising less than 1% of all tasks performed. Typically, this level of service is only offered if a vehicle is brought to us in an unsafe or otherwise terminal condition. In many cases, the customer may be referred to a specialist engine / transmission repair / replacement facility.

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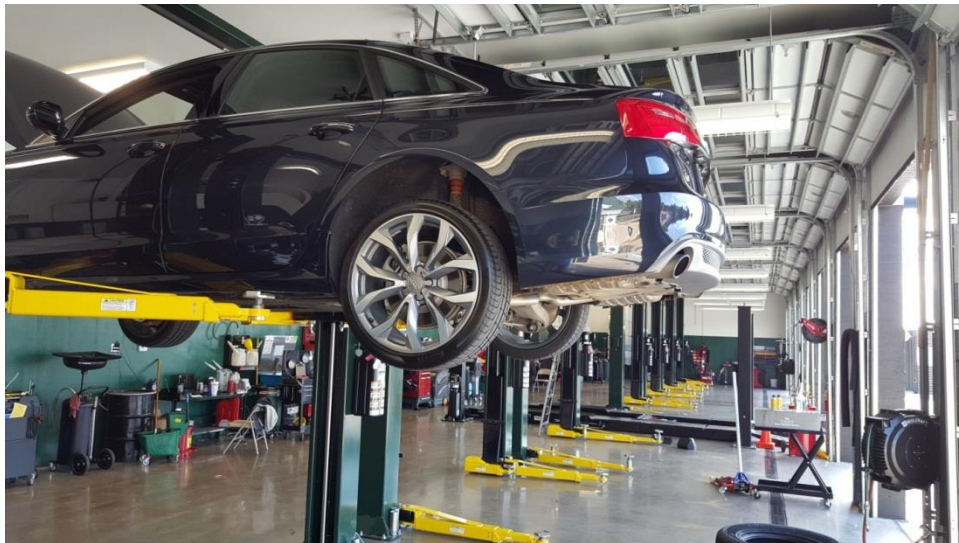
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The business is manned by 3 to 4 employees and the owner / franchisee.

El Paso County will find we operate our stores to the highest possible standards. Our shop floors are cleaned with a Zamboni style machine and no pollutants are ever released into the environment. All

automotive fluids are contained in federal EPA and state compliant, double hulled, above ground containment vessels.

Working Interior Photos



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Office Interior



Summary:

Based on architecture alone, we are essentially a small cottage with a ten car garage. Our footprint is very non-intrusive and fits well with any neighboring residential community. We truly believe our development brings a unique experience to the automotive repair arena and enhances quality of life. Since our lobby and reception more closely resemble something you would find in a doctor's office, the maintenance and repair process becomes less threatening to people of all walks of life.

It is our hope that El Paso County can truly appreciate our presence and will find us to be a valued member of the community. Following your review, it is our hope we will be granted permission to continue the development process. Thank you for your time and consideration.

Thank you,

Jonathan Wakefield
CBAC Director, New Store Development

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Markup Summary

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